



Kirkton Cottage is a beautifully presented two-bedroom cottage situated in the much sought-after conservation village of Bowden which is only a short drive from the Borders Town of Melrose, or the village of St. Boswells, and around five and a half miles from the Borders Railway, which runs from Tweedbank to Edinburgh.

Benefitting from an attractive approach via a pedestrian gate with garden ground to the front, there is also an enclosed and very private courtyard garden to the rear with access to the utility storeroom and further small outhouse. Previously run as a short-term holiday let it would make a lovely home or investment opportunity.

Internally, the property lies across two levels and comprises two bedrooms, a bathroom, a sitting room, and a dining kitchen. With a bedroom on the ground floor, it could be perfect for someone downsizing, offering deceptively spacious accommodation which benefits from good storage throughout with attractive features, including a study area on the first-floor landing, double glazing, and a wood burning stove in the sitting room.

Externally, the property has a charming, paved courtyard garden to the rear offering an attractive space to sit out for more informal entertaining. With a small lawn to the front, there is also plentiful on-street parking to the front. The utility storeroom provides space and plumbing for a washing machine as well as access into the garden for bicycles. There is a further outhouse which is a useful wood store.

Edinburgh is easily accessible via the A68, with most Border towns readily available from this central location, along with the aforementioned Borders Railway.

**Edinburgh 40 miles. Galashiels 8 miles. Tweedbank 5.5 miles. Melrose 4.0 miles. Newtown St. Boswells 1.5 miles
(All distances are approximate)**

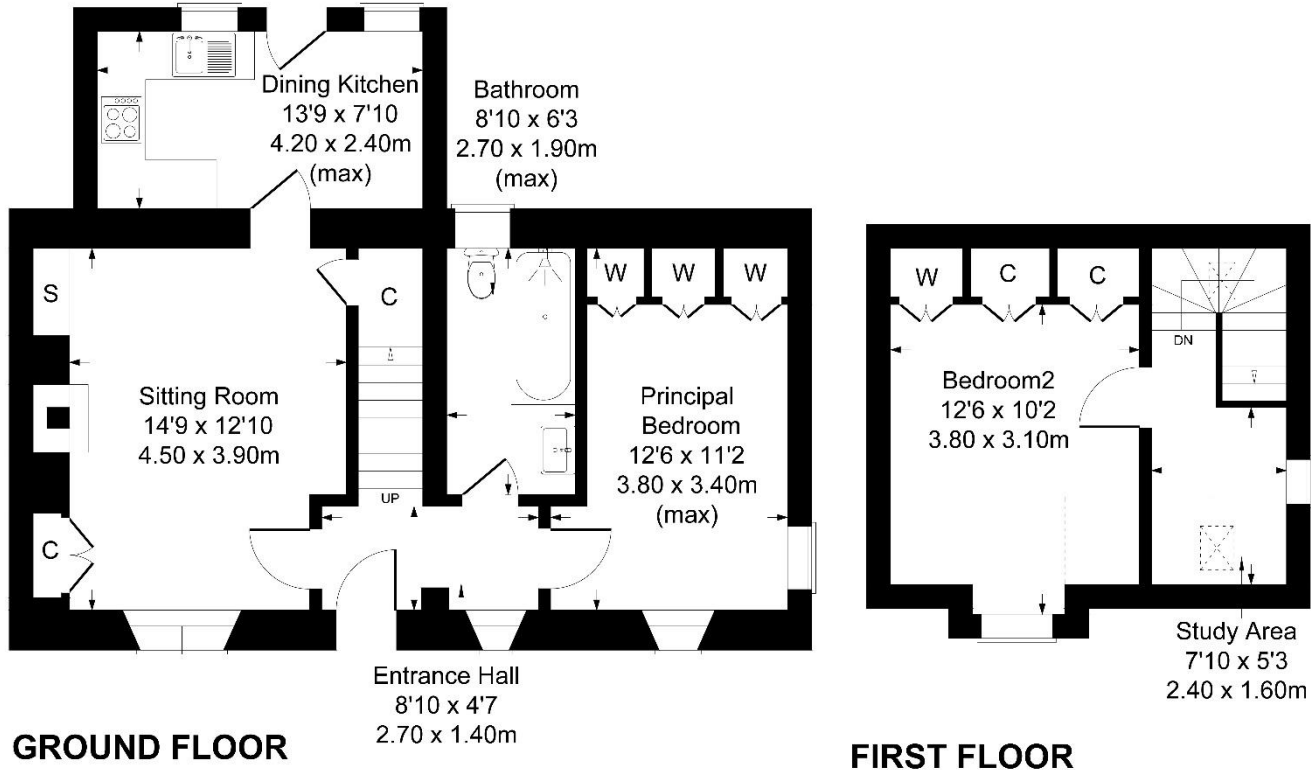
Location:

Kirkton Cottage is situated in the much sought-after conservation village of Bowden. Bowden is just one and a half miles from Newtown St. Boswells which is home of the region's largest employer, the Scottish Borders Council. There are also an excellent range of local amenities in Newtown St. Boswells including a health centre, a hotel, and a small supermarket. The nearby Milestone Garden Centre sits on the outskirts of Newtown St. Boswells and is a very popular attraction. The popular Borders town of Melrose, over the Eildon Hills, is only four miles away. Regarded by many as the most picturesque of the Borders towns, Melrose is situated between the Eildon Hills and River Tweed. The town provides an extensive range of amenities ranging from a variety of specialist shops, small supermarkets, restaurants and a selection of hotels. The thriving old mill town of Galashiels, a further four miles to the West offers a fuller range of shopping facilities, which include Tesco, ASDA, Next and Marks & Spencer. Alternatively, the village of St. Boswells lies three miles to the east, also providing a generous selection of shops, and eateries.

Local tourist attractions include Melrose Abbey, Harmony House, Priorwood Gardens, the Greenyards, (home of Melrose RFC and Rugby Sevens), and Abbotsford House, the former home of Sir Walter Scott. There are also a variety of outdoor pursuits in the area that include fishing on the River Tweed, shooting, horse riding, golf, mountain biking, and a selection of walks including both St. Cuthbert's and the Southern Upland Way. Local schools include Newtown St. Boswells Primary, the highly regarded St Mary's preparatory school in Melrose, and Earlston High School. The Borders General Hospital also lies on the outskirts of Melrose. Sundial Cottage sits in an easily accessible area and can be reached by the A68 or A7 via Galashiels that provide the links to Edinburgh or the north of England. The Borders Railway, in Tweedbank with trains running to Edinburgh is approximately five and a half miles away is of particular note.



Kirkton Cottage, Bowden, Melrose TD6 0ST



FOR ILLUSTRATIVE PURPOSES ONLY

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Directions:

For those with satellite navigation the postcode for the property is: TD6 0ST
From the North take the A68 South and turn right into Newtown St Boswells and onto the B6398 through the town. Turn right, remaining on the B6398 (Bowden Road) signposted Bowden and proceed along this road until you reach the village. Proceed through the village and just before the village hall on your right is Kirkton Cottage, which lies on your left-hand side.

From the South take the A68 North and turn left into Newtown St Boswells and onto the B6398. Turn left, remaining on the B6398 (Bowden Road) signposted Bowden and follow the above directions.

Alternatively coming from Melrose, take the B6359 out of Melrose and continue for approximately three miles. Turn left onto the B6398, signposted Bowden, and proceed into the village, as you pass The Green on your right and the village hall on your left, you will come to Kirkton Cottage on your right-hand side.

FURTHER INFORMATION:

Fixtures and Fittings:

Only items specifically mentioned in the particulars of sale are included in the sale.

Services:

Mains electricity, mains water, mains drainage, electric heating, telephone and broadband

Outgoings:

Scottish Borders Council Tax Band Category: C

EPC Rating:

Current EPC: F37

Viewings:

Strictly by appointment with the selling agents.

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. Interested parties are also advised to instruct their solicitor to note interest with the selling agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer and the seller reserves the right to accept any offer at any time. No responsibility can be accepted for expenses incurred in inspecting or visiting properties which have been sold or withdrawn.



Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. They must not be relied upon as statements or representations of fact and shall not form part of any offer or contract thereon.

The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

Macpherson Property has not tested any services, equipment or facilities, and all intending purchasers must satisfy themselves, by inspection or otherwise, that the information given is correct, as no warrant is given or implied.



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